



RALPH SAYER
SOLICITORS & ESTATE AGENTS

31 Craiglockhart Avenue
Craiglockhart, Edinburgh, EH14 1HY

31 Craiglockhart Avenue

Set within a desirable neighborhood in Craiglockhart, less than four miles from Edinburgh's city center, this spacious four-bedroom, two-bathroom detached house offers excellent private parking, a secluded enclosed garden, and a tranquil setting close to green spaces and the city bypass. Perfectly combining homely character with contemporary luxury, the versatile family-friendly interiors include social living areas and a quiet home-working space.

The home's bright reception hall introduces the space and tasteful finish on offer, presented with subtle décor this airy entrance area flows into a large and extended living room with views over the front garden with dual-aspect windows. A statement living-flame fire creates an inviting focal feature. Flowing again from the hallway is a bright kitchen with a door to the rear garden, and then a beautiful dining room featuring a large dining area with garden access and a multi-purpose family room located just off this with plenty of storage. The ground floor also comprises the master bedroom with views over the rear garden, a second large double bedroom and a lovely 3-piece bathroom.

Property Summary

- Luxury detached family home
- Bright living room
- Dining room with garden access
- Multi-purpose family room
- Four double bedrooms
- Family bathroom
- Separate upstairs WC
- Private driveway
- Enclosed rear garden with a leafy outlook
- Gas central heating and double-glazing
- EPC Rating - D
- Council Tax Band - G
- Home Report Value - £710,000









Bright kitchen and a beautiful dining room featuring a large dining area, both with garden access











Upstairs, fanning off a bright landing with are two carpeted double bedrooms, with plenty of eves storage. Also on this level is a WC located between the two bedrooms. The property is kept warm and efficient by gas central heating, and full double-glazing.

Outside, pleasantly sheltered by leafy trees, is a securely enclosed rear garden boasting a manicured lawn and seating terraces. To the front is a multi-car private driveway.





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Craiglockhart, Edinburgh

The suburb of Craiglockhart offers a peaceful atmosphere with easy access to the heart of Edinburgh. The area is primarily residential with a high concentration of tranquil green spaces on your doorstep. With a range of shops nearby, including supermarkets and high-street retail outlets, there is no need to travel to the city center for shopping.

Regular day and night bus services ensure fast and convenient travel links to the city center and beyond. Craiglockhart offers reputable state schools at primary and secondary levels and is ideally located for Napier University. Outdoor pursuits abound, from a relaxing stroll along the Union Canal, football or picnic in Craiglockhart Park, to a round of golf at Craiglockhart Golf Club, which enjoys panoramic views of the city.



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all necessary Local Authority consents are available.

